

Draft of 4/7/16

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, March 9, 2016
7:00PM

Call to Order

The Planning Commission meeting was called to order at 7:00PM. Chairman Craig Huffman, Vice Chairman Tom Singer, Commissioner Tom Kerwin, Commissioner Bill Mock and Commissioner Valerie Hoxter were present. Also present were Ms. Amanda Serock, Manager, Mr. Michael Maddren, Township Solicitor, Mr. Michael Schneider, Engineer and Mr. Matt DiFilippo, Assistant to the Manager and Township Secretary. Mr. Patrick McKenna, Planning Commission Solicitor was not present. Sixteen (16) people from the public were present.

Announcements

Chairman Huffman announced the upcoming “Active Shooter” CERT presentation on Wednesday, March 23rd at the Township building.

Approval of Minutes

Commissioner Kerwin’s motion to approve the minutes of February 10, 2016 was seconded by Vice Chairman Singer and approved unanimously.

Public Comment

There was no public comment.

New Business: SALDO/ Conditional Use Application for Concord Realty, Subaru Dealership, 1713 Wilmington Pike

Chuck Dobson, Engineer for the Applicant, and Lee Stivale, Solicitor for the Applicant, introduced and presented the application. Mr. Stivale commented on the application procedure and requirement for a conditional use hearing for steep slope disturbance of the site, and Mr. Dobson reviewed the drainage details of the site. Chairman Huffman inquired about the Concord Township side of the project and what stormwater management controls were being put in place on that side. Mr. Dobson responded by showing plans of the site and where stormwater management controls were being placed. Commissioner Mock and Commissioner Hoxter inquired about the landscaping around the stormwater basin proposed on the Chadds Ford Township side of the project. Mr. Dobson responded by explaining what type of shrubs and plantings would be planted. Stormwater release rates were discussed primarily between Mr. Dobson and Mike Schneider, and where the stormwater will be discharged. Whether or not to provide sidewalks was also discussed between the applicant and the Commission. The Commissioners and Applicant concluded that the Township Engineer will provide comments

relative to the stormwater management controls on the site, and provide the Township with an extension until May 10th to render a decision on the application.

New Business: PRD Application, Harrier LLC, Wonderland Farms, Oakland Road (adjacent to Bellefair Lane)

Mr. Mike Dignazio, Solicitor for the applicant, introduced and discussed the amended plan proposing a Planned Residential Development (PRD) on property adjacent to Oakland Road and Bellefair Lane. Mr. Josh Castillo, Engineer for the applicant, presented the updated plan. He explained that an existing parcel on the property currently accessed by Bellefair Lane owned by the Dennigan Family was taken out of the calculations for the proposed overall site plan bringing the total estimated project acreage down to eighty-nine (89) acres from ninety-two (92) acres. He continued that density would allow them thirty-eight (38) housing units on the eighty-nine (89) acres, but the applicant is only proposing thirty-five (35): twelve (12) twins along Oakland Road, and twenty-three (23) single-family homes accessed by a proposed driveway off of Oakland Road with an emergency access through Bellefair Lane. Chairman Huffman inquired about Open Space relative to the property and Mr. Castillo responded that twenty-seven (27) acres will be preserved as Open Space, and twenty-five percent (25%) of the Open Space will be provided for recreational use. Mr. Castillo also confirmed that a six (6) acre parcel adjacent to the Dennigan's that was also to be originally built on accommodating three (3) single-family homes has now been deed restricted and will remain as additional open space, privately owned by the Dennigans, but not to be built on. Chairman Huffman further clarified stating that the Dennigan's will own the six (6) acres, but the six (6) acres will be calculated in the Open Space calculation of the project. Oakland Road and pedestrian access across the road connecting the single-family homes with the twins was discussed in detail, specifically, the following: crosswalks, sidewalks, speed humps, stop signs, posted speed limit signs and the corner of Oakland and Brinton's Bridge Road. Due to the current changes proposed, Manager Serock suggested that the applicant provide the Township with an extension for the PRD hearing. The applicant agreed to an extension through May 14th.

Sky George, Webb Road, and Christine Iacono, Oakland Road, expressed concern over the current traffic conditions along Brinton's Bridge and Oakland Roads and future traffic conditions on both roads if traffic is increased with more development. Ms. Iacono also expressed interest in walking trails along Oakland Road to Historic Dilworthtown.

Adjournment

Commissioner Hoxter's motion to adjourn the meeting at 8:13PM was seconded by Commissioner Kerwin and passed unanimously.

Respectfully submitted,

Matt DiFilippo, Township Secretary/ Assistant to the Manager